

**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 1st of March, 2010, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 11-10

**A RESOLUTION REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION,
COLORADO, SETTING A HEARING ON SUCH ANNEXATION, AND EXERCISING
LAND USE CONTROL,
KD ANNEXATION,
LOCATED AT 823 22 ROAD**

WHEREAS, on the 1st day of March, 2010, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

KD ANNEXATION

KD ANNEXATION NO. 1

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township One North, Range Two West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 4, Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 17, Public Records of Mesa County, Colorado and assuming the North line of the NW 1/4 SE 1/4 of said Section 25 bears S 89°54'23" E with all other bearings contained herein being referenced thereto; thence from said Point of Beginning, S 00°01'28" W along the East line of said Riverview Commercial Subdivision, a distance of 720.56 feet, more or less, to its intersection with the South line of the NW 1/4 SE 1/4 of said Section 25; thence S 89°52'11" E, along the South line of the NW 1/4 SE 1/4 of said Section 25, a distance of 60.43 feet, more or less, to its intersection with the Westerly line of that certain 100 foot wide right of way for the Copeco Drain, as same is recorded in Book 229, Pages 21 and 22, Public Records of Mesa County, Colorado; thence N 00°01'28" E along a line parallel to the East line of said Riverview Commercial Subdivision, a distance of 720.56 feet; thence N 89°51'44" W a distance of 60.43 feet, more or less, to the Point of Beginning.

CONTAINING 43,437 Sq. Ft. or 0.9995 Acres, more or less, as described.

KD ANNEXATION NO. 2

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township One North, Range Two West of the Ute Principal

Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 4, Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 17, Public Records of Mesa County, Colorado and assuming the North line of the NW 1/4 SE 1/4 of said Section 25 bears S 89°54'23" E with all other bearings contained herein being referenced thereto; thence from said Point of Beginning, N 00°01'28" E along the East line of Riverview Commercial II Subdivision, as same is recorded in Plat Book 16, Page 58, Public Records of Mesa County, Colorado, a distance of 600.61 feet, more or less, to a point on the North line of the NW 1/4 SE 1/4 of said Section 25; thence S 89°54'23" E along the North line of the NW 1/4 SE 1/4 of said Section 25, a distance of 606.66 feet, more or less, to a point on the Westerly line of that certain 100 foot wide right of way for the Copeco Drain, as same is recorded in Book 229, Pages 21 and 22, Public Records of Mesa County, Colorado; thence S 22°29'46" W along said Westerly line, a distance of 1429.06 feet, more or less, to a point on the South line of the NW 1/4 SE 1/4 of said Section 25; thence N 00°01'28" E along a line parallel to the East line of said Riverview Commercial Subdivision, a distance of 720.56 feet; thence N 89°51'45" W a distance of 60.43 feet, more or less, to the Point of Beginning.

CONTAINING 397,130 Sq. Ft. or 9.1169 Acres, more or less, as described.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That a hearing will be held on the 5th day of April, 2010, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said

territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Public Works and Planning Department of the City.

ADOPTED the 1st day of March, 2010.

Attest:

/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

/s/ Stephanie Tuin
City Clerk

<i>DATES PUBLISHED</i>
March 3, 2010
March 10, 2010
March 17, 2010
March 24, 2010